

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

September 23, 2004

Council Chambers 400 Stewart Avenue Las Vegas, Nevada
Phone (702) 229-6301 TDD (702) 386-9108 <http://www.lasvegasnevada.gov>

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Las Vegas City Council

Mayor Oscar B. Goodman
Mayor Pro Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilman Lawrence Weekly, Ward 5
Councilman Michael Mack, Ward 6
Councilwoman Janet Moncrief, Ward 1
Councilman Steve Wolfson, Ward 2
City Manager Douglas A. Selby

Commissioners

Richard Truesdell, Chairperson
Todd Nigro, Vice Chairperson
Byron Goynes
Laura McSwain
Steven Evans
Leo Davenport
David Steinman

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

COMMISSIONERS BRIEFING: 5:15 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. The Planning Commission may ask applicants and other interested parties for information or presentations. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 S. Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza

MINUTES: Approval of the minutes of the **August 26, 2004** Planning Commission Meeting minutes by reference (____ Vote)

ACTIONS: ALL ACTIONS ON TENTATIVE SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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ABEYANCE/ WITHDRAWN ITEMS:

ITEMS THAT HAVE BEEN REQUESTED TO BE EITHER HELD IN ABEYANCE TO A FUTURE MEETING OR WITHDRAWN WITHOUT PREJUDICE MAY BE CONSIDERED IN ONE MOTION. ANY PERSON WHO DOES NOT AGREE THAT THE ITEM SHOULD BE HELD OR WITHDRAWN SHOULD REQUEST THE ITEM BE HEARD SEPARATELY.

CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. ABEYANCE - TENTATIVE MAP - TMP-4706 - NORTHERN TERRACE AT PROVIDENCE - APPLICANT: PERMA-BILT - OWNER: LM CLIFF'S EDGE, LLC - Request for a Tentative Map FOR A 930-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 148 acres adjacent to the northeast corner of Shaumber Road and Farm Road (APN 126-13-101-005 thru 008, 012, 014, 018, 126-13-201-005 thru 008, 013 thru 016, 126-13-501-003, 126-13-601-001, 007, and a portion of 018), PD (Planned Development) Zone [L (Low Density Residential) and ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Mack).
2. ABEYANCE - TMP-4838 - TENTATIVE MAP - THE VILLAGE OF CENTENNIAL SPRINGS - APPLICANT: THE KEITH COMPANIES, INC. - OWNER: CARINA CORPORATION - Request for a Tentative Map FOR A 213 LOT SUBDIVISION on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road (APN 125-17-702-002), T-C (Town Center) Zone, Ward 6 (Mack).
3. TMP-4968 - TENTATIVE MAP - BELCASTRO SUBDIVISION - APPLICANT/OWNER: SAMER NAKHLE - Request for a Tentative Map FOR A 4 LOT SINGLE FAMILY SUBDIVISION on 2.50 acres adjacent to the east side of Belcastro Street, approximately 320 feet north of Del Rey Avenue (APN 163-03-501-032), R-E (Residence Estates) Zone, Ward 1 (Moncrief).
4. TMP-4977 - TENTATIVE MAP - RANCHO POINT - APPLICANT: THE KEITH COMPANIES, INC. - OWNER: RANCHO POINT, LLC AND HELEN SLAVIN - Request for a Tentative Map FOR A TWO LOT COMMERCIAL SUBDIVISION on 3.23 acres adjacent to the east side of Rancho Drive, approximately 640 feet south of Alexander Road (APN 138-12-110-011 and a portion of 138-12-102-001), C-2 (General Commercial) Zone, Ward 6 (Mack).

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5. **TMP-4997 - TENTATIVE MAP – VILLAS AT CLIFF SHADOWS - APPLICANT: KB HOME - OWNER: LEE, BRIAN AND JULIE AND NATIONAL GROUP #1, LLC, ET AL** - Request for a Tentative Map FOR A ONE LOT COMMERCIAL SUBDIVISION on 2.55 acres adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway (APN 137-12-101-003 and 009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
6. **TMP-5005 - TENTATIVE MAP - ELKHORN RD & FORT APACHE - APPLICANT: QAF INVESTMENTS - OWNER: BECKER FAMILY TRUST** - Request for a Tentative Map FOR A 30 LOT SINGLE FAMILY SUBDIVISION on 5.00 acres adjacent to the southeast corner of Elkhorn Road and Fort Apache Road (APN 125-20-101-001), T-C (Town Center) Zone, Ward 6 (Mack).
7. **TMP-5140 - TENTATIVE MAP - POD 121 AT PROVIDENCE - APPLICANT: WOODSIDE HOMES - OWNER: CLIFFS EDGE, ET AL** - Request for a Tentative Map FOR A 107 LOT SINGLE FAMILY SUBDIVISION on 22.38 acres adjacent to the east side of Egan Crest Way, between Elkhorn Road and Dorrell Lane (APN 126-24-501-004 and a portion of 126-24-501-017), PD (Planned Development) Zone, Ward 6 (Mack).
8. **ANX-4957 – ANNEXATION - MATRIX DEVELOPMENT AND STAR LIVING TRUST** - Petition to annex property generally located on the north side of Ann Road, east and west of Mustang Road, containing approximately 9.72 acres (APN 125-26-801-012 and 125-26-802-014), Ward 6 (Mack).

ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE PUBLIC HEARING AND NON-PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS, WAIVERS FROM THE CODE OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARING ITEMS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION, A MEMBER OF THE PLANNING COMMISSION OR THE PUBLIC NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF SHOULD REQUEST TO HAVE THIS ITEM REMOVED FROM THIS PART OF THE AGENDA.

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9. ABEYANCE - SUP-4694 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ORION OUTDOOR MEDIA - OWNER: RICHARD AND BARBARA STIMAC AND KAY RODRIGUEZ - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 7075 West Craig Road (APN 138-03-701-003), C-1 (Limited Commercial) Zone Ward 6 (Mack).
10. SUP-4984 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OCHA CUISINE - OWNER: RICHARD L CALCATERRA 1985 TRUST AND MELISSA F CALCATERRA 1985 TRUST - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR at 2211 Las Vegas Boulevard South (APN 162-03-410-006), C-2 (General Commercial) Zone, Ward 3 (Reese).
11. SDR-4979 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: BANKWEST OF NEVADA - Request for a Site Development Plan Review FOR A 6,510 SQUARE FOOT FINANCIAL INSTITUTION AND A WAIVER OF TOWN CENTER DEVELOPMENT GROUND FLOOR GLAZING STANDARDS on 1.54 acres at 8501 West Centennial Parkway (APN 125-29-510-004), T-C (Town Center) Zone, Ward 6 (Mack).
12. MSP-5001 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: BOICE RAIDL RHEA ARCHITECTS, INC. - OWNER: WAL-MART STORES, INC. - Request for a Master Sign Plan FOR A PROPOSED 39,910 SQUARE FOOT WAL-MART NEIGHBORHOOD MARKET on 8.03 acres adjacent to the southwest corner of Lake Mead Boulevard and Jones Boulevard (APN 138-23-719-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).
13. MSP-5003 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: BOICE RAIDL RHEA ARCHITECTS, INC. - OWNER: WAL-MART STORES, INC. - Request for a Master Sign Plan FOR A PROPOSED 39,910 SQUARE FOOT WAL-MART NEIGHBORHOOD MARKET on 8.17 acres adjacent to the northeast corner of Craig Road and Jones Boulevard (APN 138-01-219-002), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
14. MSP-5152 - MASTER SIGN PLAN - NON-PUBLIC HEARING - APPLICANT: LONGFORD MEDICAL CENTER, LLC - OWNER: BUFFALO WASHINGTON, LLC - Request for a Master Sign Plan FOR A PROPOSED 132,000 SQUARE-FOOT MEDICAL OFFICE COMPLEX on 5.96 acres adjacent to the north side of Summerlin Parkway, approximately 630 feet south of Washington Avenue (APN 138-27-301-020), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (Wolfson).

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15. VAC-4948 - VACATION - PUBLIC HEARING - APPLICANT: KIMBALL HILL HOMES - OWNER: CLIFFS EDGE, LLC - Request for a Petition of Vacation to vacate U. S. Government Patent Reservations generally located south of Elkhorn Road, between Puli Road and Shaumber Road, Ward 6 (Mack).
16. VAC-4949 - VACATION - PUBLIC HEARING - APPLICANT: KIMBALL HILL HOMES - OWNER: CLIFFS EDGE, LLC - Request for a Petition of Vacation to vacate U. S. Government Patent Reservations generally located south of Elkhorn Road, between Shaumber Road and Hualapai Way, Ward 6 (Mack).
17. VAC-4967 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: SAMER NAKHLE - Request for a Petition to vacate a portion of the south half of Holmby Avenue, east of Belcastro Street, south of Holmby Avenue, Ward 1 (Moncrief).

PUBLIC HEARING ITEMS:

18. ABEYANCE - SDR-4619 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: WEINGARTEN REALTY INVESTMENTS - Request for a Site Development Plan Review FOR TWO PROPOSED RESTAURANT PADS WITHIN AN EXISTING COMMERCIAL CENTER on 10.69 acres adjacent to the southeast corner of Decatur Boulevard and Charleston Boulevard (APN 162-06-112-005, 162-06-112-007, and a portion of 162-06-112-004), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
19. ABEYANCE - ZON-4828 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: PLASIM HOMES, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 16.0 acres adjacent to the northwest corner of Monte Cristo Way and O'Bannon Drive (APN 163-03-302-004, 005, and 006), Ward 1 (Moncrief).
20. ABEYANCE - SDR-4837 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4828 - PUBLIC HEARING - APPLICANT/OWNER: PLASIM HOMES, LLC - Request for a Site Development Plan Review FOR A 39 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 16.0 acres adjacent to the northwest corner of Monte Cristo Way and O'Bannon Drive (APN 163-03-302-004, 005, and 006), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 1 (Moncrief).

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21. ABEYANCE - SUP-4814 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HANDY CASH LOAN CENTERS - OWNER: CHEYENNE LORENZI, LTD - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED WITH A SEPARATION OF ZERO FEET WHERE 200 IS REQUIRED FROM A RESIDENTIAL PROPERTY, A SEPARATION OF 800 FEET WHERE 1,000 FEET IS REQUIRED FROM A SIMILAR USE, AND A WAIVER OF THE 1,500 SQUARE FOOT INTERIOR SPACE REQUIREMENT adjacent to the southeast corner of Cheyenne Avenue and Rainbow Boulevard (APN 138-14-101-005), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
22. ABEYANCE - SUP-4830 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH - Request for a Special Use Permit FOR A 40 FOOT HIGH, 14 FOOT BY 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the northwest corner of Westcliff Drive and Rainbow Boulevard (APN 138-27-802-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (Wolfson).
23. ABEYANCE - WVR-4833 - WAIVER - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RANDEER, LLC - Request for a Waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 90 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED adjacent to the northwest corner of Cimarron Road and Deer Springs Way (APN 125-21-202-004), T-C (Town Center) Zone, Ward 6 (Mack).
24. ABEYANCE - SDR-4832 - SITE DEVELOPMENT PLAN REVIEW RELATED TO WVR-4833 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RANDEER, LLC - Request for an Site Development Plan Review FOR A 131 LOT SINGLE FAMILY DETACHED DEVELOPMENT on 11.3 acres adjacent to the northwest corner of Cimarron Road and Deer Springs Way (APN 125-21-202-004), TC (Town Center) Zone, Ward 6 (Mack).
25. ABEYANCE - MOD-4632 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: SHADOW HILLS PLAZA, LLC - Request for a Major Modification to the Lone Mountain Master Development Plan FROM: VC (VILLAGE COMMERCIAL) TO: MLA (MEDIUM-LOW ATTACHED RESIDENTIAL) on 3.7 acres adjacent to the southwest corner of Buckskin Avenue and Shady Timber Street (a portion of APN 137-12-401-022 and a portion of 137-12-801-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

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26. **ABEYANCE - RENOTIFICATION - WVR-4754 - WAIVER RELATED TO MOD-4632 - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: SHADOW HILLS PLAZA, LLC** - Request for Waivers of TITLE 18.12.160 TO ALLOW A 210-FOOT SEPARATION DISTANCE BETWEEN INTERSECTIONS WHERE A MINIMUM OF 220 FEET IS REQUIRED WHEN PROVIDING EXTERNAL ACCESS FROM A SUBDIVISION TO AN EXISTING STREET HAVING A RIGHT-OF-WAY WIDTH OF 60 FEET OR MORE AND OF 18.12.130 TO ALLOW A PRIVATE DRIVE GREATER THAN 150 FEET WITHOUT A CIRCULAR TURN-AROUND OR EMERGENCY SERVICE VEHICLE ACCESS GATE, IN CONJUNCTION WITH A PROPOSED 44-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT on 3.70 acres adjacent to the southwest corner of Shady Timber Street and Buckskin Avenue (a portion of APN 137-12-401-022 and a portion of 137-12-801-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) [Village Commercial Lone Mountain Special Land Use Designation - PROPOSED: MLA (Medium-Low Attached Residential)], Ward 4 (Brown).
27. **ABEYANCE - SDR-4751 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-4632 AND WVR-4754 - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: SHADOW HILLS PLAZA, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 44-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT on 3.70 acres adjacent to the southwest corner of Shady Timber Street and Buckskin Avenue (a portion of APN 137-12-401-022 and a portion of 137-12-801-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) [Village Commercial Lone Mountain Special Land Use Designation - PROPOSED: MLA (Medium-Low Attached Residential)], Ward 4 (Brown).
28. **ABEYANCE - SDR-4935 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: DURANGO AND ELKHORN, LIMITED LIABILITY COMPANY, ET AL** - Request for a Site Development Plan Review and Waivers of the Town Center Development Standards for the two-story minimum height requirement in the Urban Center Mixed-Use District and the 70 percent minimum clear glazing requirement at the ground floor level along primary pedestrian routes FOR A PROPOSED 43,200 SQUARE-FOOT COMMERCIAL DEVELOPMENT on 3.94 acres adjacent to the southwest corner of Durango Drive and Elkhorn Road (APN 125-20-101-008 and 009), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Land Use Designation], Ward 6 (Mack).
29. **ZON-4981 - REZONING - PUBLIC HEARING - APPLICANT: KIMBALL HILL HOMES - OWNER: UNITED STATES OF AMERICA** - Request for a Rezoning FROM: U (UNDEVELOPED) [ML (MEDIUM-LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE) on 5.09 acres at the northwest corner of Tee Pee Lane and Farm Road (a portion of APN 125-18-601-015), Ward 6 (Mack).

9-16-2004 4:29 PM

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30. SDR-4982 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4981 - PUBLIC HEARING - APPLICANT: KIMBALL HILL HOMES - OWNER: UNITED STATES OF AMERICA - Request for a Site Development Plan Review FOR A 26 LOT SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT on 5.09 acres at the northwest corner of Tee Pee Lane and Farm Road (a portion of APN 125-18-601-015), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre)], Ward 6 (Mack).
31. ZON-4987 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: LOENIDAS P. AND WANDA M. FLANGAS - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED) on 3.88 acres adjacent to southeast corner of Jones Boulevard and La Madre Way (APN 125-36-401-017), Ward 6 (Mack).
32. SUP-4988 - SPECIAL USE PERMIT RELATED TO ZON-4987 - PUBLIC HEARING - APPLICANT/OWNER: LOENIDAS P. AND WANDA M. FLANGAS - Request for a Special Use Permit FOR PRIVATE STREETS IN A PROPOSED 13 LOT SINGLE FAMILY DEVELOPMENT adjacent to the southeast corner of Jones Boulevard and La Madre Way (APN 125-36-401-017), R-E (Residence Estates) Zone [PROPOSED: R-D (Single Family Residential-Restricted)], Ward 6 (Mack).
33. WVR-4989 - WAIVER RELATED TO ZON-4987 AND SUP-4988 - PUBLIC HEARING - APPLICANT/OWNER: LOENIDAS P. AND WANDA M. FLANGAS - Request for a Waiver of Title 18.12.160 TO ALLOW APPROXIMATELY 200 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS MINIMUM DISTANCE REQUIRED FOR A PROPOSED 13 LOT SINGLE FAMILY DEVELOPMENT on 3.88 acres adjacent to the southeast corner of Jones Boulevard and La Madre Way (APN 125-36-401-017), R-E (Residence Estates) Zone [PROPOSED: R-D (Single Family Residential-Restricted)], Ward 6 (Mack).
34. ZON-4991 - PUBLIC HEARING - APPLICANT: RANDY BLACK, JR. - OWNER: DURANGO TOWN CENTER, LLC AND JIM MARSH AMERICAN CORPORATION - Request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER), on 4.79 acres adjacent to the southeast corner of Regena Avenue and Riley Street (APN 125-29-502-010), Ward 6 (Mack).

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35. SDR-4985 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4991 - PUBLIC HEARING - APPLICANT: RANDY BLACK, JR. - OWNER: DURANGO TOWN CENTER, LLC AND JIM MARSH AMERICAN CORPORATION - Request for a Site Development Plan Review FOR A MEDICAL/PROFESSIONAL/RETAIL DEVELOPMENT on 22.31 acres adjacent to the southeast corner of Regena Avenue and Riley Street (APN 125-29-502-010 and 125-29-510-006, 125-29-601-002 and 020), U (Undeveloped) Zone [T-C (Town Center) General Plan Designation] and TC (Town Center) [PROPOSED: T-C (Town Center)] Ward 6 (Mack).
36. VAR-4934 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KENNINGTON DEVELOPMENT, LLC - Request for a Variance to ALLOW A LOT WIDTH OF 99 FEET WHERE 100 FEET IS THE MINIMUM WIDTH REQUIRED FOR A PROPOSED THREE LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 1.79 acres adjacent to the southeast corner of Jones Boulevard and Whispering Sands Drive (APN 125-13-201-001), R-E (Residence Estates) Zone, Ward 6 (Mack).
37. SUP-4933 - SPECIAL USE PERMIT RELATED TO VAR-4934 - PUBLIC HEARING - APPLICANT/OWNER: KENNINGTON DEVELOPMENT, LLC - Request for a Special Use Permit to ALLOW A PRIVATE STREET FOR A PROPOSED THREE LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT adjacent to the southeast corner of Jones Boulevard and Whispering Sands Drive (APN 125-13-201-001), R-E (Residence Estates) Zone, Ward 6 (Mack).
38. VAR-4986 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RODRIGO AND TERESITA HERRERA - Request for a Variance TO ALLOW 21 PARKING SPACES WHERE 32 ARE REQUIRED on 0.44 acres at 946 East Sahara Avenue (APN 162-03-801-114), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
39. SDR-4990 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4986 - PUBLIC HEARING - APPLICANT/OWNER: RODRIGO AND TERESITA HERRERA - Request for a Site Development Plan Review FOR A RETAIL BUILDING AND WAIVERS OF SETBACK AND LANDSCAPING STANDARDS on 0.44 acres at 946 East Sahara Avenue (APN 162-03-801-114), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

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40. **VAR-4971 - VARIANCE - PUBLIC HEARING - APPLICANT: TIM NEAL - OWNER: THOMAS W. AND KATHY L. CHYNOWETH 1994 LIVING TRUST** - Request for a Variance TO ALLOW A PROPOSED ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE TO BE 5 FEET 6 INCHES FROM THE REAR PROPERTY LINE WHERE 35 FEET IS THE MINIMUM SETBACK REQUIRED at 1711 Brock Court (APN 163-03-612-003), R-E (Residence Estates) Zone, Ward 1 (Moncrief).
41. **VAR-4976 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: THOMAS AND HELLEN SMITH** - Request for a Variance to ALLOW A PROPOSED BALCONY ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE TO BE 5 FEET FROM THE REAR PROPERTY LINE WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED at 8101 Villa De La Playa Street (APN 125-09-813-041), R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone, Ward 6 (Mack).
42. **SUP-4953 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KELLY'S KASINO - OWNER: SIXTH PLAZA, LLC** - Request for a Special Use Permit FOR A TAVERN AND WAIVER FROM THE 1,500 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING TAVERN adjacent to the southeast corner of Craig Road and Jones Boulevard (APN 138-01-312-002), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
43. **SUP-4975 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOLLAR FINANCE - OWNERS: JIMMY SPIROPOLOUS TRUST AND NICK AND MARK KEZIOS FAMILY TRUST** - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED TO ALLOW A 19 FOOT MINIMUM DISTANCE SEPARATION FROM RESIDENTIAL PROPERTY WHERE 200 FEET IS REQUIRED, AND 634 FEET FROM A SIMILAR USE WHERE 1,000 FEET IS REQUIRED at 4225 West Sahara Avenue (APN 162-07-501-004), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
44. **SUP-4983 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SKINNY'S HOUSE - OWNER: JANINE AYERS** - Request for a Special Use Permit FOR A TRANSITIONAL LIVING GROUP HOME at 4350 Mountain View Boulevard (APN 162-06-610-014), R-E (Residence Estates) Zone, Ward 1 (Moncrief).

Agenda

City of Las Vegas

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45. SUP-4994 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MILFORD MAYNARD - OWNER: HUGH N. CANADY - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED AND A WAIVER TO ALLOW 1,025 SQUARE FEET OF FLOOR AREA WHERE 1,500 SQUARE FEET IS REQUIRED at 1591 North Decatur Boulevard (APN 138-25-503-005), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
46. SUP-4996 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EN ENGINEERING – OWNER: MARY BARTSAS 13, LLC - Request for a Special Use Permit FOR A HOME IMPROVEMENT WAREHOUSE STORE adjacent to the northwest corner of Craig Road and Jones Boulevard (a portion of APN 138-02-601-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).
47. SDR-4995 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-4996 - PUBLIC HEARING - APPLICANT: EN ENGINEERING – OWNER: MARY BARTSAS 13, LLC - Request for a Site Development Plan Review FOR A 204,193 SQUARE FOOT COMMERCIAL DEVELOPMENT AND A WAIVER OF THE BUILD TO LINE STANDARDS on 16.5 acres adjacent to the northwest corner of Craig Road and Jones Boulevard (a portion of APN 138-02-601-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).
48. RQR-4959 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING – OWNER: FOSTER DAY CORPORATION - Required Two Year Review of an approved Special Use Permit (U-0036-95) WHICH ALLOWED A 40 FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2401 North Decatur Boulevard (APN 138-13-801-083), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
49. SDR-4978 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LAS TUNIS, LLC - OWNER: CLARK COUNTY DEVELOPMENT CORPORATION - Request for a Site Development Plan Review FOR A 5,660 SQUARE FOOT MEDICAL OFFICE BUILDING AND WAIVERS OF TRASH ENCLOSURE SEPARATION, FRONT YARD SETBACK, AND WIDTH OF PERIMETER LANDSCAPING on 0.45 acres on James Bilbray Drive, approximately 120 feet south of Smoke Ranch Road (APN 138-23-110-032), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking), Ward 6 (Mack).

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50. SDR-4992 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON - Request for a Site Development Plan Review FOR A PROPOSED 94 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 15.17 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road (APN 125-20-301-006, 007 and 015), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center) and T-C (Town Center) Zone, Ward 6 (Mack).

51. SDR-4999 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: DLV REAL ESTATE – OWNER: DLV REAL ESTATE, ET AL - Request for a Site Development Plan Review for A PROPOSED 153,100 SQUARE FOOT MIXED DEVELOPMENT on 1.38 acres adjacent to the north side of Coolidge Avenue, between Casino Center Boulevard and 3rd Street (APN 139-34-410-056, 057, 058 and 059 and 139-34-410-083, 084, 085 and 086), R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) and C-2 (General Commercial), Ward 1 (Moncrief).

52. SCD-5000 - MAJOR DEVIATION - PUBLIC HEARING - APPLICANT/OWNER: WOODSIDE SOLANO, LLC - Request for a Major Deviation to ALLOW A 14 FOOT FRONT SETBACK TO THE GARAGE WHERE 18 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED SINGLE FAMILY RESIDENCE at 553 El Loro Street (APN 137-35-216-017), P-C (Planned Community) Zone, Ward 2 (Wolfson).

DIRECTOR'S BUSINESS:

53. ABEYANCE - TXT-5037 – TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.14.100 relating to standards for Off-Premise Signs.
54. TXT-5129 - TEXT AMENDMENT - PUBLIC HEARING - CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.14.100, "Off-Premise Signs" in order to allow replacement of permitted off-premise (billboard) signs due to involuntary removal.

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55. **TXT-5158 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.04.040(C)(7) to the change the title to "Locational Requirements", and, in the case of existing subdivisions, to allow private streets subject to perpetual access easements running in favor of the owners of the lots within the subdivision.

CITIZENS PARTICIPATION:

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.